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DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES

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HELENA, MONTANA 59620

May 9, 1985

Governor's Office, Helena, MT 59620
Flathead County Health Department, 723 5th Ave. E., Kalispell, MT 59901
Flathead Regional Development Office, 723 5th Ave. E., Kalispell, MT 59901
Flathead County Commissioners, 723 5th Ave. E., Kalispell, MT 59901
Flathead County Sheriff, 723 5th Ave. E., Kalispell, MT 59901
Montana Bureau of Mines & Geology, C/O Montana Tech, W. Park St., Butte, MT 59701
Soil Conservation Service, Federal Building, Bozeman, MT 59715
HUD Regional/Area Office, O.I.L.S.R., ATTN: Carroll Goodwin, Executive Tower Building, 1405 Curtis Street, Denver, CO 80202
HUD Regional/Area Office, O.I.L.S.R., ATTN: Pat Donohue, Executive Tower Building, 1405 Curtis Street, Denver, CO 80202
Montana State Library, Helena, MT 59620
Environmental Quality Council, Helena, MT 59620
Department of Commerce, Helena, MT 59620
Department of Fish, Wildlife and Parks, Helena, MT 59620
Department of Highways, Helena, MT 59620
Department of Natural Resources and Conservation, Helena, MT 59620
Fire Marshal Bureau, Department of Justice, 1409 Helena Ave., Helena, MT 59620
Information Unit, Department of Health and Environmental Sciences, Helena, MT 59620
Environmental Information Center, P. O. Box 1184, Helena, MT 59624
Montana Historical Society, 225 N. Roberts, Helena, MT 59601
Carver Engineering, 720 2nd St. E., Kalispell, MT 59901
Peter Tracy and Paul Bunn, 1935 E. Lakeshore Dr., Whitefish, MT 59937

RE: Meadow Lake Country Club Estates
Flathead County

Ladies and Gentlemen:

The enclosed Preliminary Environmental Review (PER) has been prepared for Meadow Lake Country Club Estates in Flathead County, and is submitted for your consideration. Questions and comments will be accepted until May 24, 1985. One extension of time not to exceed seven days will be granted upon request if there is sufficient reason for the request. All comments should be sent to the undersigned.

Sincerely,

Steve L. Pilcher

Steven L. Pilcher, Chief
Water Quality Bureau
Environmental Sciences Division

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DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES
Cogswell Building, Helena, Montana 59620
(406) 444-2406

PRELIMINARY ENVIRONMENTAL REVIEW

Division/Bureau Environmental Sciences Division/Water Quality Bureau

Project or Application Meadow Lake Country Club Estates, Flathead County

Description of Project The total master plan of this project proposes the creation of 240 lots with 566 residential living units. The total area of the site includes 313 acres of land in Section 6, Township 30 North, Range 20 West. Development will include an existing 18 hole golf course, both single-family and condominium living units and 27 acres of common area. Water service will be provided by a central community system and sewage disposal is provided via a sewer main to the city of Columbia Falls system. Operation and maintenance of these systems will be controlled by a county water and sewer district.

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Terrestrial & aquatic life and habitats			*			*
2. Water quality, quantity and distribution			*			*
3. Geology & soil quality, stability and moisture			*			*
4. Vegetation cover, quantity and quality			*			*
5. Aesthetics			*			*
6. Air quality			*			
7. Unique, endangered, fragile, or limited environmental resources				*		
8. Demands on environmental resources of land, water, air & energy			*			*
9. Historical and archaeological sites					*	

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Social structures and mores				*		
2. Cultural uniqueness and diversity				*		
3. Local and state tax base & tax revenue		*				*
4. Agricultural or industrial production				*		
5. Human health				*		
6. Quantity and distribution of community and personal income			*			
7. Access to and quality of recreational and wilderness activities			*			*
8. Quantity and distribution of employment			*			
9. Distribution and density of population and housing		*				*
10. Demands for government services		*				*
11. Industrial & commercial activity			*			
12. Demands for energy			*			
13. Locally adopted environmental plans & goals			*			*
14. Transportation networks & traffic flows			*			

Other groups or agencies contacted or which may have overlapping jurisdiction Flathead County Health Department, Flathead County Planning Board and County Commissioners.

Individuals or groups contributing to this PER. Flathead Regional Development Office; Carver Engineering; Taylor, Thou, Thompson and Peterson

Recommendation concerning preparation of EIS It is recommended that an EIS not be prepared.

PER Prepared by: James C. McCauley

Date: May 9, 1985

DHES/ESD-2

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

1. Terrestrial and Aquatic Life and Habitats

The Meadow Lake site is adjacent to U.S. Forest Service property on its northeast boundary. Wildlife species such as whitetail deer, grouse, elk, black bear, and moose are expected to utilize the general area as habitat. As stated in the Environmental Assessment, dated December 1983 and prepared by the development firm's consultants,

> "Game animals such as whitetail deer and bear are not necessarily compatible with the provisions of a well maintained golf course. There are likely to be conflicts which will occur with this relationship in the future. They should be handled with sensitivity to both game and the maintainability of the golf course."

A small perennial drainage, Garnier Creek, crosses the development site. Minimal impact is expected and construction within the immediate area of the creek is controlled through the Subdivision and Platting Act restrictions. The Flathead County Commissioners have specified that all alterations to and construction in the Garnier Creek drainage be approved by the Flathead Conservation District and the Montana Department of Fish, Wildlife and Parks. All structures must be set back 35 feet from the creek unless a variance is granted by the above mentioned agencies.

2. Water Quality, Quantity and Distribution

DHES has reviewed plans and specifications for Phase I of the project which anticipates the construction of 31 single family residences and 87 condominium units. The domestic water supply system will consist of one 10 inch diameter drilled well rated at 165 gpm and one 10 inch diameter drilled well rated at 100 gpm. A 294,000 gallon water storage reservoir is proposed along with approximately 5500 lineal feet of water distribution mains. A water pumping station and 11 fire hydrants are also included with this phase of the project. DHES approval of plans and specifications for the water supply system will be conditional upon three items:

1) That the water supply system will have limited irrigation capability for the ultimate development,

2) That fire hydrants will not be installed until the water storage reservoir and pumping station are fully operational, and,

3) That well no. 2 will be placed into operation prior to the tenth residential service connection to the water supply system.

All sewage from the development will be collected and transported to the City of Columbia Falls sewage treatment plant. The treatment facility has been recently upgraded and has ample capacity to serve this development.

Storm water runoff from roadways will be directed to natural drainages and the golf course. In general, overland flow will dissipate stormwater runoff from most storm events. In some areas, retention ponds may be utilized to protect Garnier Creek from sediment loads. The project contractor will be required to prevent runoff from entering the water course during construction. Cut and embankment areas will be reseeded immediately following construction. Calculations relating to storm drainage quantities and velocities have been submitted for review. Reseeding measures should provide adequate erosion control. Revised Homeowner Covenants will address culvert size, installation and maintenance for individual lot owners.

3. Geology and Soil Quality, Stability and Moisture

Soils are primarily a cobbly or gravelly silt loam with inclusions of loam, course sand and silt loam. Severe mottling, characteristic of a perched water table, is evident at some locations in the area.

No significant problems with respect to building construction or roadway development were reported by Carver Engineering. Isolated areas may require specific engineering design to mitigate roadway heaving. (See comment no. 2 above for details regarding erosion.)

4. Vegetation Cover, Quantity and Quality

Vegetation varies from native pasture to developed golf course to lodgepole pine. Overstocked lodgepole pine areas will be selectively thinned to enhance visual accessibility and general health of the timber according to the Environmental Assessment. It is also stated that riparian stream vegetation will be preserved and improved in all circumstances. The area of the subdivision has minor agricultural potential due to the small amount of pasture land in comparision to forested areas.

5. Aesthetics

Some individuals may prefer the natural state of the proposed development area as opposed to residential and recreational development. However, this is a subjective issue best dealt with by local planning authorities.

8. Demands on Environmental Resources of Land, Water, Air and Energy

As noted under item no. 2 of this section, there will be an increased demand on the subsurface water aquifer to meet domesitc and limited irrigation demands. Air resources could potentially be impacted.

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

3. Local and State Tax Base and Tax Revenue

The land use change to residential assessment will expand the tax base tremendously. Residential lots are projected to be valued at $25,000 to $30,000. Condominium lots are valued at $10,000 to $15.000 per unit. Residences will most likely be offered at $50,000 to $70,000.

7. Access to and Quality of Recreational and Wilderness Activities

The County Commissioners have required that a reasonable trail system be established to provide access to recreational facilities.

9. Distribution and Density of Population and Housing

The creation of 240 new lots with a proposed 566 residential living units will impact the existing housing density of the area. However, the provision of adequate water supply, sewage disposal, storm drainage control and roadway construction will mitigate any potential adverse impacts.

10. Demands for Government Services

The typical demands for fire protection, police protection, and emergency services will be created as with any residential development. Since the Columbia Falls school system is at or near capacity, expansion of existing facilities should be expected to serve the potential new growth.

The following preliminary plat condition has been placed upon the project by the Flathead County Commissioners:

> "That title to 3/4 acre of land suitable for fire sub-station adjacent to or in close proximity to Tamarack Lane shall be transferred to the Columbia Falls Rural District prior to final plat approval; that this acreage may be utilized for fire fighting and community activities; that the lot shall be of marketable condition and shall be of such size to permit 2 single family dwellings; and that the site for the fire department be provided with an adequate water supply by the developer."

13. Locally Adopted Environmental Plans and Goals

It has been stipulated that any deviation from the single family limitation on the R-1 zoned area shall be permitted only in conformity with the granting of a variance by the Columbia Falls extra-Territorial Adjustment Board.